

Application for Vacation of Plat by Resolution
(SAM Trust Property)

Name of Plat to be vacated: “Amendment No. 3, Pagosa Meadows Unit 2”, filed for record April 26, 1994, as Reception No. 1994002993, in the office of the Clerk and Recorder, Archuleta County, Colorado. (“Amended Plat”)

Land Contained in Plat: The “Amended Plat” consolidated former Lots 28 and 38, Pagosa Meadows Unit 2, filed for record September 13, 1971, as Reception No. 74883, in the office of the Clerk and Recorder, Archuleta County, Colorado to become Lot 38X.

Total Acreage of Lots: Lot 38X (8.04 acres), comprised of Lot 28 (3.01 acres) and Lot 38 (5.03 acres):

Property Address: 561 Big Sky Place, Pagosa Springs, CO 81147

Assessor’s Parcel No.: 5699-322-02-029

Improvements/Access: Lot 38 contains a residence with garage and driveway which is accessed via Big Sky Place. (Improvement are contained entirely within Lot 38)
Lot 28 is entirely vacant and is accessed via Moccasin Court.

Easements: Both Lots remain subject to those platted utility easements as shown on the plat of Pagosa Meadow Unit 2 referenced above, specifically a 25-foot wide easement for utility and transmission purposes, measured inward from and parallel to all side and rear boundary lines. No platted easements have been vacated nor additional easements granted over the subject property.

Lien Holders: None.

Current Owners:

The SAM Trust, dated the 25th day of August, 2014
(Scott McGarry and Ann McGarry, Trustees)
561 Big Sky Place, Pagosa Springs, CO 81147
(405) 401-0367
scottmcgarry92@gmail.com

(Pursuant to that certain Quitclaim Deed dated March 14, 2018, from Scott McGarry and Anne McGarry, said deed recorded March 21, 2018, as Reception No. 21801827, in the office of the Clerk and Recorder, Archuleta County, Colorado. – See attached)

Attachments:

1. O&E Report
2. Map of Lot 38X according to “Amended Plat”
3. Map of Lots 28 and 38, Pagosa Meadows Unit 2
4. Copy of vesting Warranty Deed (Rec. No. 21801827)
5. Receipt for Property taxes paid.

Request for Vacation of Plat

The Owners of the above described property desire to vacate the current plat, resulting in the return of Lot 38X, according the “Amended Plat”, to unconsolidated Lots **28A** and **38XA**. The Amended Plat was, in essence, a Lot Consolidation, therefore it is requested that the *vacation* be treated as an un-consolidation of lots and vacated by resolution of the Board of County Commissioners.

Signature Page Attached

